ORDINANCE NO. 2019-12

AN ORDINANCE OF IVINS CITY, UTAH, ADJUSTING THE MUNICIPAL BOUNDARY LINE BETWEEN IVINS CITY AND SANTA CLARA CITY

WHEREAS, IVINS CITY received a request from property owner ENLAW, LLC, by and through its representative owner/member Patrick Manning, to consider a boundary line adjustment between Ivins City and Santa Clara City regarding approximately 6.05 acres of property located at the most northern and eastern boundary of Santa Clara City (current APN SC-6-2-4-2221); and

WHEREAS, the property owner has requested this consideration due to access to utility services for a future residential subdivision; and

WHEREAS, Utah Code Annotated §10-2-419 allows for municipalities having a common boundary to adjust that common boundary by adopting a resolution indicating the intent to adjust the boundary and by subsequently holding a public hearing before approving the common boundary adjustment by ordinance; and

WHEREAS, the Ivins City Council adopted a Resolution stating intent to adjust its common boundary with Santa Clara on September 5, 2019, and held a public hearing on this request on November 7, 2019;

WHEREAS, the Ivins City Council has determined that it would be in the best interest of Ivins City to adjust its common boundary with Santa Clara City to move the 6.05 parcel of property currently within the municipal boundaries of Santa Clara City into the municipal boundaries of Ivins City; and

NOW, THEREFORE, BE IT ORDAINED by the Ivins City Council that the Ivins City municipal boundary be adjusted, pursuant to Utah Code Annotated §10-2-419, to now include the property described in Exhibit "A" attached hereto.

Effective Date: This Ordinance shall become effective immediately upon passage and publication.

PASSED AND ADOPTED BY THE IVINS CITY COUNCIL, STATE OF UTAH, ON THIS ____ DAY OF NOVMBER, 2019 BY THE FOLLOWING VOTE:

	AYE	NAY	ABSTAIN	ABSENT
Dennis Mehr	_____	_____	_____	_____
Cheyne McDonald	_____	_____	_____	_____
Jenny Johnson	_____	_____	_____	_____
Miriah Elliott	_____	_____	_____	_____
Ron Densley	_____	_____	_____	_____

_____
Chris Hart, Mayor

ATTEST:

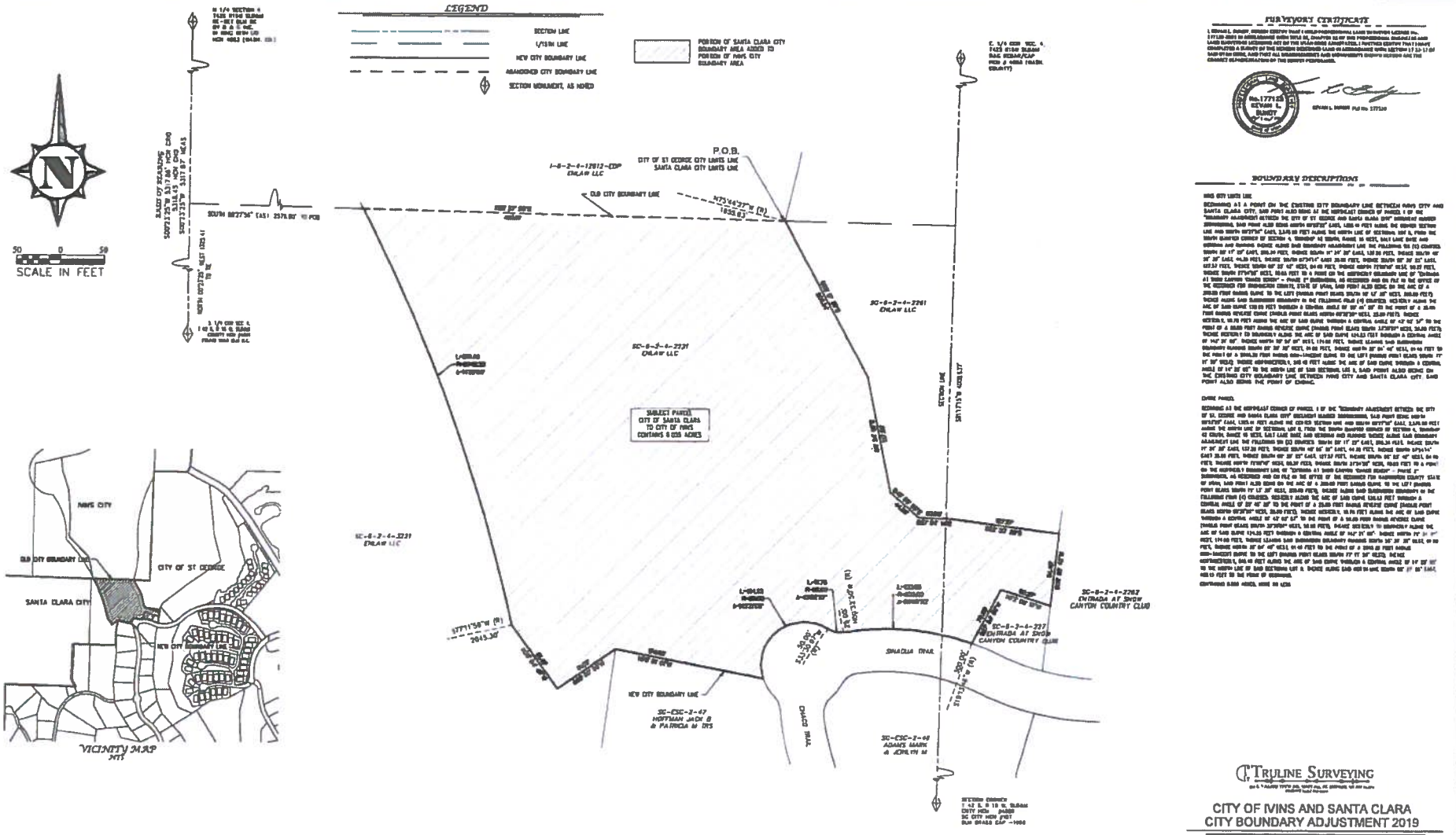
_____
Kari Jimenez, City Recorder

"Exhibit A"

6.055 ACRE PARCEL (JULY 30, 2019) (SC-6-2-4-2221)

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 1 OF THE "BOUNDARY ADJUSTMENT BETWEEN THE CITY OF ST. GEORGE AND SANTA CLARA CITY" DOCUMENT NUMBER 20070036968, SAID POINT BEING SOUTH 01°17'15" WEST, 1329.40 FEET ALONG THE SECTION LINE AND NORTH 88°27'56" WEST, 197.75 FEET ALONG THE NORTH LINE OF SECTIONAL LOT 9 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID BOUNDARY ADJUSTMENT LINE THE FOLLOWING SIX (6) COURSES: SOUTH 28° 17' 29" EAST, 206.34 FEET; THENCE SOUTH 11° 24' 38" EAST, 137.29 FEET; THENCE SOUTH 48° 56' 39" EAST, 44.36 FEET; THENCE SOUTH 87°54'14" EAST 35.96 FEET; THENCE SOUTH 82° 30' 25" EAST, 127.57 FEET; THENCE SOUTH 06° 23' 42" WEST, 84.40 FEET; THENCE NORTH 72°08'10" WEST, 60.27 FEET; THENCE SOUTH 27°54'55" WEST, 70.65 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF "ENTRADA AT SNOW CANYON "CHACO BENCH" - PHASE 2" SUBDIVISION, AS RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER FOR WASHINGTON COUNTY, STATE OF UTAH, SAID POINT ALSO BEING ON THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS SOUTH 19° 13' 46" WEST, 300.00 FEET); THENCE ALONG SAID SUBDIVISION BOUNDARY IN THE FOLLOWING FOUR (4) COURSES: WESTERLY ALONG THE ARC OF SAID CURVE 150.65 FEET THROUGH A CENTRAL ANGLE OF 28° 46' 20" TO THE POINT OF A 25.00 FOOT RADIUS REVERSE CURVE (RADIUS POINT BEARS NORTH 09°32'50" WEST, 25.00 FEET); THENCE WESTERLY, 18.78 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43° 02' 57" TO THE POINT OF A 50.00 FOOT RADIUS REVERSE CURVE (RADIUS POINT BEARS SOUTH 33°30'07" WEST, 50.00 FEET); THENCE WESTERLY TO SOUTHERLY ALONG THE ARC OF SAID CURVE 124.23 FEET THROUGH A CENTRAL ANGLE OF 142° 21' 08"; THENCE NORTH 78° 51' 01" WEST, 174.68 FEET; THENCE LEAVING SAID SUBDIVISION BOUNDARY RUNNING SOUTH 55° 30' 38" WEST, 81.08 FEET; THENCE NORTH 36° 04' 49" WEST, 91.49 FEET TO THE POINT OF A 2045.30 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS POINT BEARS SOUTH 77° 11' 59" WEST); THENCE NORTHWESTERLY, 516.46 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 28' 05" TO THE NORTH LINE OF SAID SECTIONAL LOT 9; THENCE ALONG SAID NORTH LINE SOUTH 88° 27' 56" EAST, 489.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.055 ACRES, MORE OR LESS



SURVEYOR CERTIFICATE

I, STEVEN L. DUNDY, HEREBY CERTIFY THAT I HOLD PROFESSIONAL LAND SURVEYOR LICENSE No. 177155 AND AM AUTHORIZED UNDER STATE OF UTAH LAW TO PRACTICE AS OF THIS PROFESSIONAL ENGINEER OR LAND SURVEYOR LICENSED ACT OF THE UTAH CODE ANNOTATED, I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE BOUNDARY DESCRIBED HEREON AND AS AMENDED WITH SECTION 17-23-17 OF SAID TITLE AND CODE, AND THAT ALL MONUMENTS AND IMPROVEMENTS SHOWN HEREON ARE THE CORRECT REPRESENTATIONS OF THE SURVEY PERFORMED.

No. 177155 STEVEN L. DUNDY

STEVEN L. DUNDY PLS No. 177155

BOUNDARY DESCRIPTION

IVINS CITY LIMIT LINE

BEGINNING AT A POINT ON THE EXISTING CITY BOUNDARY LINE BETWEEN IVINS CITY AND SANTA CLARA CITY, SAID POINT ALSO BEING AT THE NORTHEAST CORNER OF PARCEL 1 OF THE "BOUNDARY AGREEMENT BETWEEN THE CITY OF ST. GEORGE AND SANTA CLARA CITY" RECORDED AS ENTRY NUMBER 00000000, SAID POINT ALSO BEING SOUTH 89°27'36" EAST, 1,320.10 FEET ALONG THE SECTION LINE AND SOUTH 00°32'24" EAST, 2,640.00 FEET ALONG THE NORTH LINE OF SECTION 4, AND SOUTH 00°27'36" EAST, 2,378.80 FEET ALONG THE NORTH LINE OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID BOUNDARY AGREEMENT LINE THE FOLLOWING SIX (6) COURSES: SOUTH 00°17'22" EAST, 2,640.00 FEET; THENCE SOUTH 89°27'36" EAST, 1,320.10 FEET; THENCE SOUTH 00°17'22" EAST, 1,321.20 FEET; THENCE SOUTH 00°20'38" EAST, 44.00 FEET; THENCE SOUTH 87°34'14" EAST 2648 FEET; THENCE SOUTH 00°20'38" EAST, 1323.54 FEET; THENCE SOUTH 00°20'38" EAST, 2644.00 FEET; THENCE NORTH 77°11'58" WEST, 10.00 FEET; THENCE SOUTH 27°49'38" WEST, 10.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF "ENTRADA AT SNOW CANYON COUNTRY CLUB" - PHASE 2" SUBDIVISION, AS RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER FOR WASHINGTON COUNTY, STATE OF UTAH, SAID POINT ALSO BEING ON THE ARC OF A 2040.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS SOUTH 00°20'38" EAST, 2040.00 FEET); THENCE ALONG SAID BOUNDARY LINE AND THE FOLLOWING FOUR (4) COURSES: NORTHERLY ALONG THE ARC OF SAID CURVE 1,150.00 FEET THROUGH A CENTRAL ANGLE OF 32°18'01" TO THE POINT OF A 2040.00 FOOT RADIUS REVERSE CURVE (RADIUS POINT BEARS NORTH 57°57'21" WEST, 2040.00 FEET); THENCE NORTHERLY, 1,150.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°18'01" TO THE POINT OF A 2040.00 FOOT RADIUS REVERSE CURVE (RADIUS POINT BEARS SOUTH 89°39'38" WEST, 2040.00 FEET); THENCE NORTHERLY, 1,150.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°18'01" TO THE POINT OF TANGENCY; THENCE NORTH 00°20'38" WEST, 1,323.54 FEET TO THE NORTH LINE OF SAID SECTION 4; THENCE ALONG SAID NORTH LINE NORTH 89°27'36" WEST, 1,320.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.055 ACRES, MORE OR LESS

CHANGE PARCEL

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 1 OF THE "BOUNDARY AGREEMENT BETWEEN THE CITY OF ST. GEORGE AND SANTA CLARA CITY" RECORDED AS ENTRY NUMBER 00000000, SAID POINT BEING NORTH 89°27'36" EAST, 1,320.10 FEET ALONG THE SECTION LINE AND SOUTH 00°32'24" EAST, 2,640.00 FEET ALONG THE NORTH LINE OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID BOUNDARY AGREEMENT LINE THE FOLLOWING SIX (6) COURSES: SOUTH 00°17'22" EAST, 2,640.00 FEET; THENCE SOUTH 89°27'36" EAST, 1,320.10 FEET; THENCE SOUTH 00°20'38" EAST, 1,321.20 FEET; THENCE SOUTH 00°20'38" EAST, 44.00 FEET; THENCE SOUTH 87°34'14" EAST 2648 FEET; THENCE SOUTH 00°20'38" EAST, 1323.54 FEET; THENCE SOUTH 00°20'38" EAST, 2644.00 FEET; THENCE NORTH 77°11'58" WEST, 10.00 FEET; THENCE SOUTH 27°49'38" WEST, 10.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF "ENTRADA AT SNOW CANYON COUNTRY CLUB" - PHASE 2" SUBDIVISION, AS RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER FOR WASHINGTON COUNTY, STATE OF UTAH, SAID POINT ALSO BEING ON THE ARC OF A 2040.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS SOUTH 77°11'58" EAST, 2040.00 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 1,150.00 FEET THROUGH A CENTRAL ANGLE OF 32°18'01" TO THE POINT OF TANGENCY; THENCE NORTH 00°20'38" WEST, 1,323.54 FEET; THENCE NORTH 87°34'14" WEST 2648 FEET; THENCE NORTH 00°20'38" WEST, 1321.20 FEET; THENCE NORTH 00°17'22" WEST, 2,640.00 FEET; THENCE NORTH 89°27'36" WEST, 1,320.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.055 ACRES, MORE OR LESS

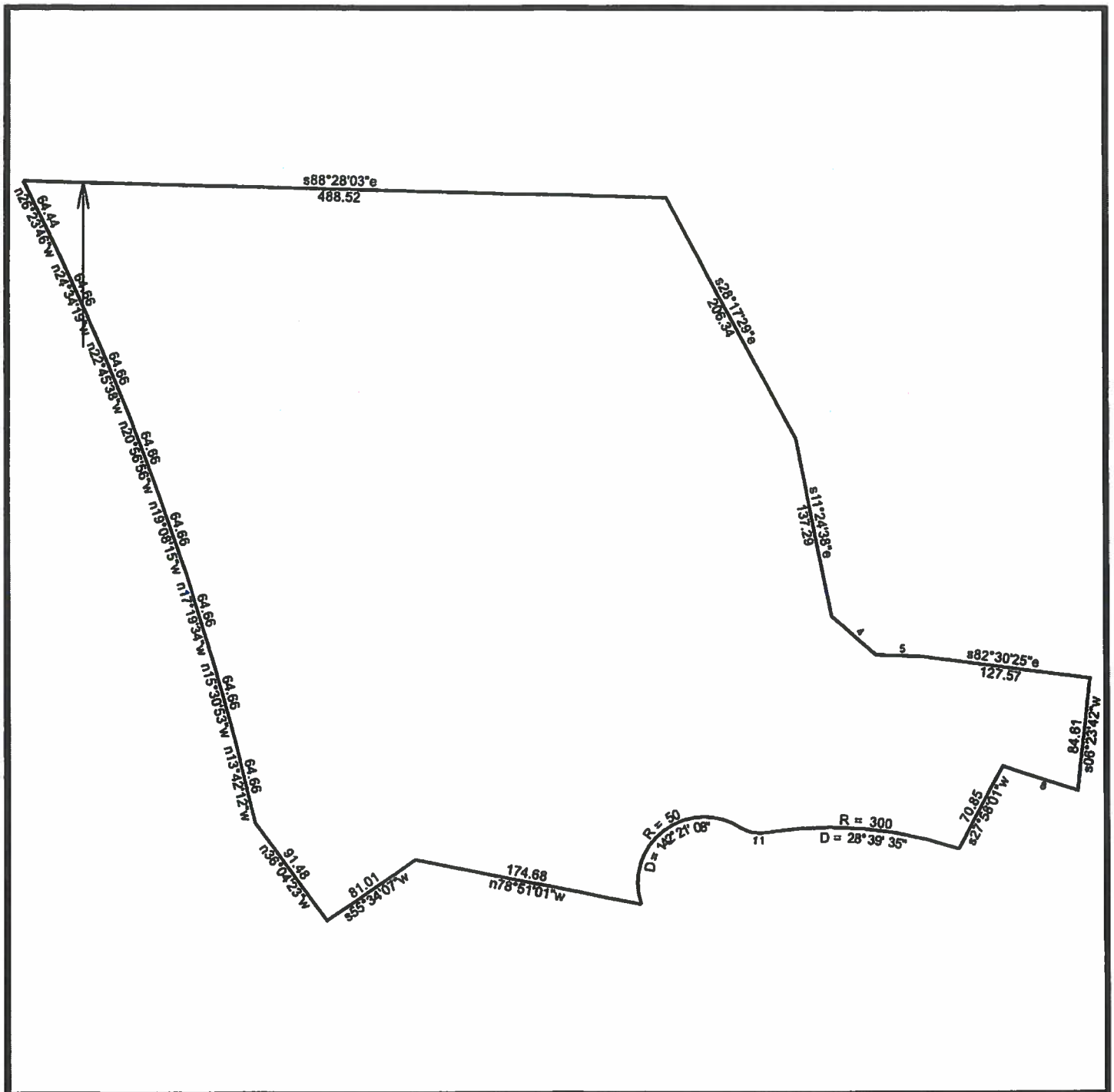
TRULINE SURVEYING

CITY OF IVINS AND SANTA CLARA CITY BOUNDARY ADJUSTMENT 2019

LOCATED IN: SECTION 4 TOWNSHIP 42 SOUTH, RANGE 16 WEST SALT LAKE BASE & MERIDIAN

PREPARED FOR: ENLAW

APPROVAL AS TO FORM	APPROVAL AS TO FORM	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE	APPROVAL AS TO FORM	APPROVAL AS TO FORM	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE	RECORDED No.
APPROVED AS TO FORM THIS ____DAY OF _____ A.D. 20____	APPROVED AS TO FORM THIS ____DAY OF _____ A.D. 20____	APPROVED AS TO FORM THIS ____DAY OF _____ A.D. 20____	SIGNED THIS ____DAY OF _____ AD 20____	APPROVED AS TO FORM THIS ____DAY OF _____ A.D. 20____	APPROVED AS TO FORM THIS ____DAY OF _____ A.D. 20____	APPROVED AS TO FORM THIS ____DAY OF _____ A.D. 20____	SIGNED THIS ____DAY OF _____ AD 20____	
CITY ATTORNEY: IVINS CITY	CITY SURVEYOR: IVINS CITY	CITY ENGINEER: IVINS CITY	MAYOR, IVINS CITY ATTEST: IVINS CITY RECORDER	CITY ATTORNEY: CITY OF SANTA CLARA	CITY SURVEYOR: CITY OF SANTA CLARA	CITY ENGINEER: CITY OF SANTA CLARA	MAYOR, CITY OF SANTA CLARA ATTEST: CITY OF SANTA CLARA RECORDER	WASHINGTON COUNTY RECORDER

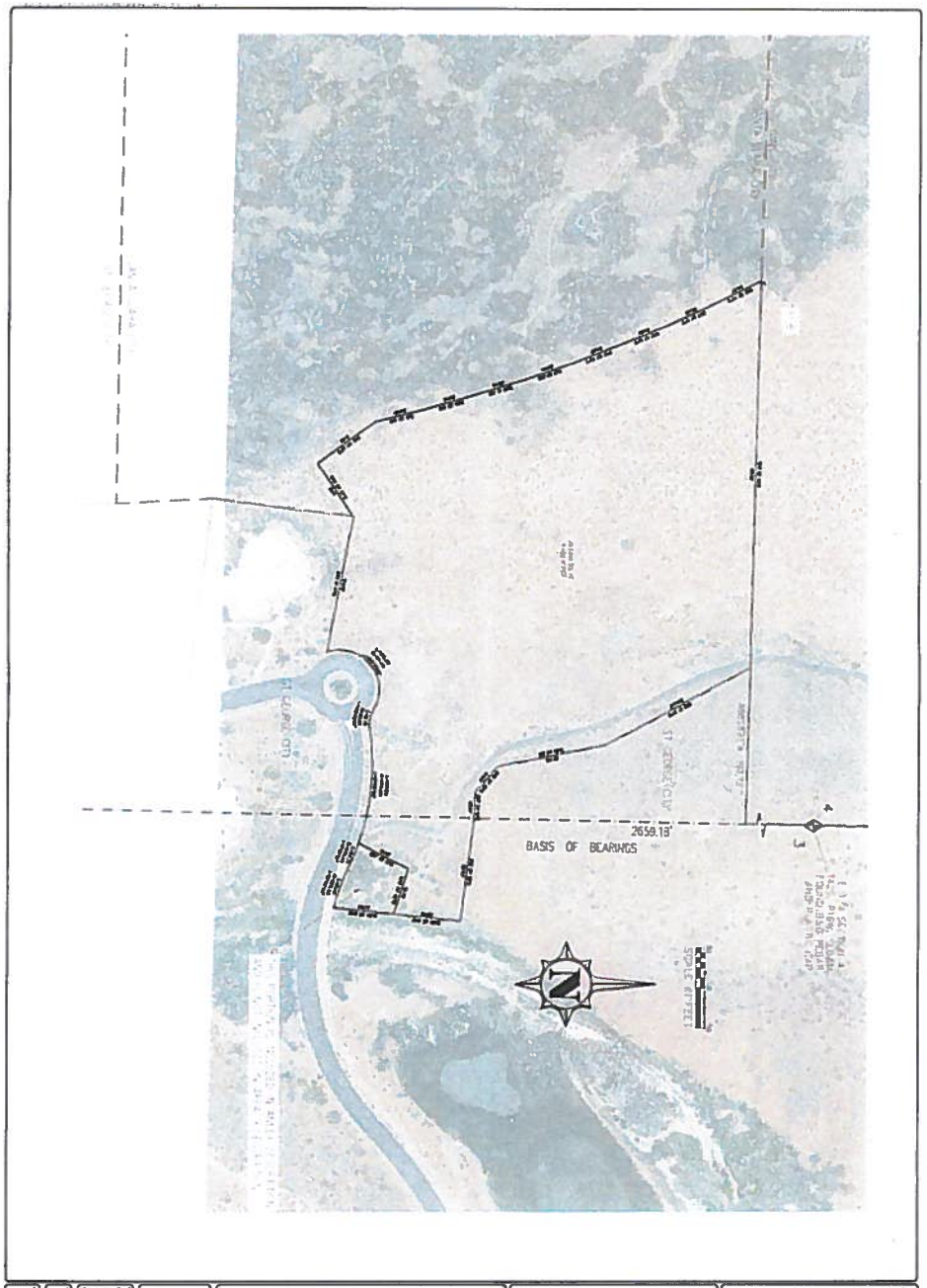


3/27/2019

Scale: 1 inch= 104 feet | File:

Tract 1: 6.0582 Acres (263896 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/548758), Perimeter=2413 ft.

01 s88.2803e 488.52
02 s28.1729e 206.34
03 s11.2438e 137.29
04 s48.5639e 44.36
05 s87.5414e 35.96
06 s82.3025e 127.57
07 s06.2342w 84.61
08 n72.0642w 59.76
09 s27.5801w 70.85
10 Lt, r=300.00, delta=028.3935, chord=n85.1302w 148.50
11 Rt, r=25.00, delta=043.0257, chord=n78.0121w 18.35
12 Lt, r=50.00, delta=142.2108, chord=s52.1933w 94.65
13 n78.5101w 174.68
14 s55.3407w 81.01
15 n36.0423w 91.48
16 n13.4212w 64.66
17 n15.3053w 64.66
18 n17.1934w 64.66
19 n19.0815w 64.66
20 n20.5656w 64.66
21 n22.4538w 64.66
22 n24.3419w 64.66
23 n26.2346w 64.44



1 OF 1	1 = 50			ANNEXATION EXHIBIT BLACKROCK ENLAW PROJECT LOCATED IN SECTION 4, T42S, R16W SLB&M SANTA CLARA, UTAH	KUMA